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DLP Planning Limited
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2 Tenter Street
Sheffield
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Date: 9/01/2024

Our Ref: PREAPP/23/00908

For Boningale Homes

Dear Ms Wilson,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE: PREAPP/23/00908

PROPOSAL: Mixed-Use development, comprising circa 600 no. residential units, community centre, land for secondary school and ancillary uses

LOCATION: Proposed Residential Development, Patshull Road
Albrighton

Thank you for your request for pre-application advice. I am now in a position to respond. The policy context, findings of consultations and officer comments and recommendations are set out below.

1. POLICY BACKGROUND:
 - 1.1 Planning Policy: The National Planning Policy Framework (NPPF) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
 - 1.2 The development plan for the area comprises the Shropshire Core Strategy and the SAMDev Plan. The emerging Shropshire Local Plan is at the Inquiry stage. The site is not allocated in the SAMDev plan or in the emerging Local Plan so at present there is no policy support for the proposals.
 - 1.3 Policy S1 of the SAMDev Plan relates to the Albrighton area and is worded as follows:

S1: Albrighton Area

S1.1: Albrighton Town Development Strategy

1. Albrighton will provide for local needs, delivering around 250 dwellings over the Plan period. Local needs will predominantly be met on two allocated sites, with small-scale windfall development within the development boundary making up the balance.
2. Land is allocated for housing development as set out in Schedule S1a below and identified on the Policies Map.
3. Land to the east of site ALB002 is safeguarded for the village's long-term development needs. Only development which would not prejudice the potential future use of this land to meet Albrighton's longer term development needs will be acceptable on the safeguarded land during the plan period.
4. Retail development will be directed to the village centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Area on the High Street is protected for retail uses in accordance with Policies CS15 and MD10a.
5. All development proposals should have regard to the Albrighton Plan.

The policy provides for delivery of 200 homes in total at sites at White Acres and Shaw Lane.

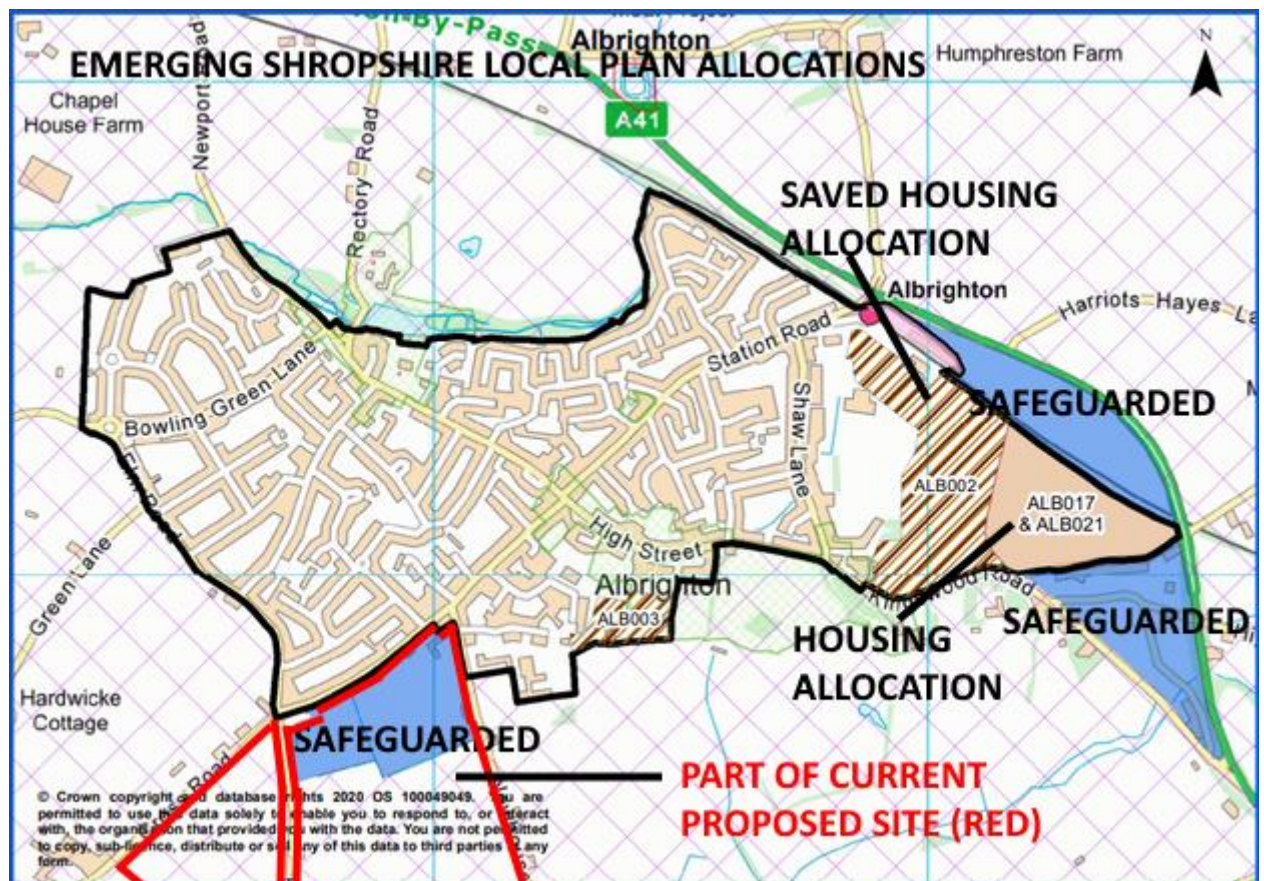


Fig 1 - Emerging Shropshire Local Plan allocations

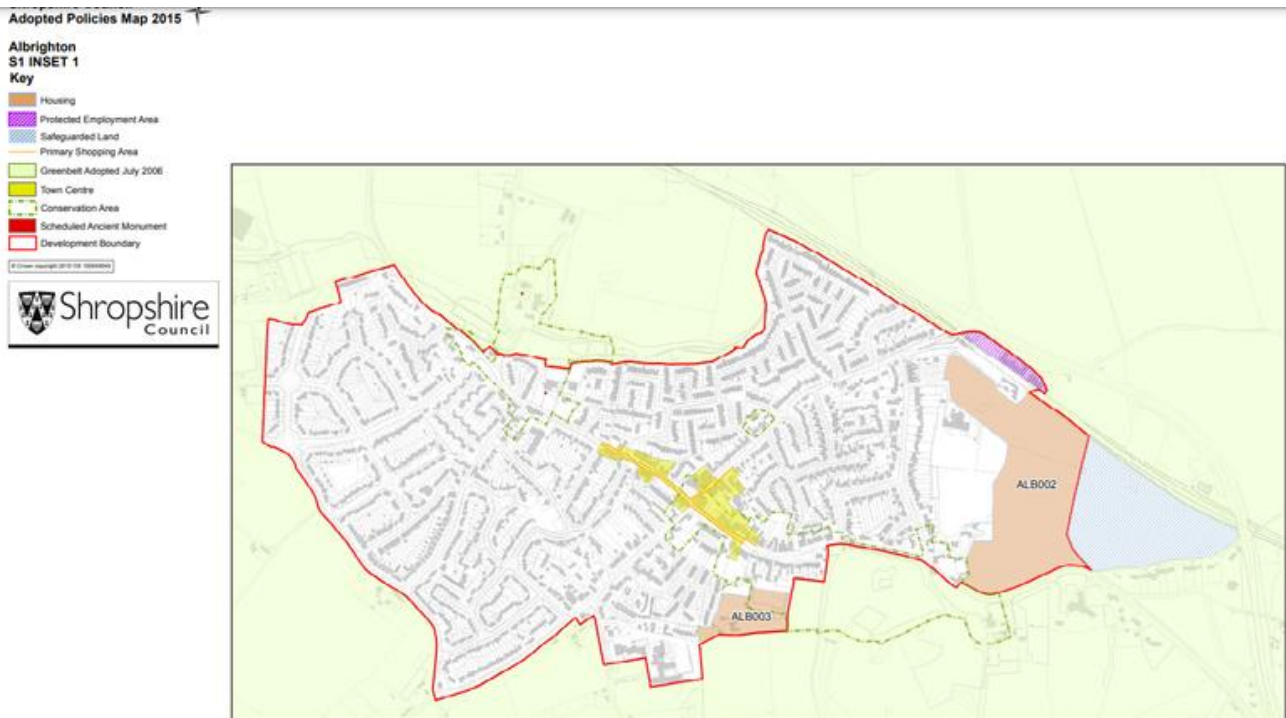


Figure 2 – SAMDev Plan allocations for Albrighton

- 1.4 There are local community objections to the proposed allocation strategy for Albrighton. As such, weight cannot yet be placed on the proposed allocation policy for the town. The objections will be considered at a session of the Inquiry which is likely to take place in the first half of this year.
- 1.5 In the current SAMDev plan the proposed site falls wholly within the Green Belt to the immediate south of Albrighton. In the emerging Shropshire Local Plan a small part of the site to the immediate south of the existing development boundary is defined as safeguarded land. This means that the land is marked for future development but not within the plan period. Identification of the safeguarded land in the emerging local plan does not confer support to the current proposals which relate to a much larger area.
- 1.6 The site currently has a similar status to 'open countryside' within the SAMDev plan where there is a presumption against new open market residential development. Core Strategy policy CS5 advises in this respect that in the open countryside 'new development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt from inappropriate development'. Other relevant development plan policies are outlined below:
- 1.7 Core Strategy Policy CS3 reaffirms the key role which market towns such as Albrighton will have as centres for growth and services in their respective areas. Core Strategy Policy CS6 and SAMDev Policy MD2 require development to be designed to a high quality using sustainable design principles which respect the natural and historic environment and social needs. Core Strategy Policy CS7 requires development to facilitate a sustainable, safe, accessible and integrated pattern of transport and communication infrastructure. Policy CS8 advises that development will be designed to preserve and improve access to facilities and services, encouraging infrastructure which this has no significant impact on

recognised environmental assets and which mitigates and adapts to climate change.

- 1.8 Core Strategy Policy CS11 advises that housing development will be designed to meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities. An associated supplementary planning document sets out detailed policies with respect to type and affordability of housing, including the level of affordable housing contributions for open-market schemes.
- 1.9 Core Strategy Policy CS17 requires all development to protect and enhance the diversity, high quality and local character of Shropshire's natural, built and historic environment. Development should not adversely affect the visual, ecological, heritage or recreational values and functions of these assets. SAMDev Policy MD12 (the natural environment) advises that the conservation, enhancement and restoration of Shropshire's natural assets will be achieved by ensuring that the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets. Where there are unavoidable significant adverse effects, a hierarchy of mitigation then compensation measures will be sought.
- 1.10 SAMDev Policy MD3 is relevant where proposals for new housing development come forward outside of allocated areas. The policy sets 5 tests (in MD3.2) which need to be met and is worded as follows:

MD3.2.

The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions providing more dwellings than the guideline, decisions will have regard to:

- i. The increase in number of dwellings relative to the guideline; and*
- ii. The likelihood of delivery of the outstanding permissions; and*
- iii. Evidence of community support; and*
- iv. The benefits arising from the development; and*
- v. The presumption in favour of sustainable development.*

- 1.11 The settlement housing guidelines for Albrighton for the SAMDev plan have been exceeded and there is local community opposition to the emerging plan which seeks to allocate additional housing. It may therefore be difficult to provide evidence of community support. Any benefits from the proposed housing are considered unlikely to outweigh the harm caused by a significant departure to existing and emerging housing policy. Additionally, there is the potential for significant negative effects on the function and openness of the Green Belt in conflict with Policy CS5 and the NPPF.

2. ADVICE ON CONTENT OF A FUTURE PLANNING APPLICATION

- 2.1 Advice on a possible future application is given in the context of the strong policy objection referred to above. The advice of statutory consultees is included in

Appendix 2. The main issues for any subsequent planning application to address fall under the following headings:

- Design
- Traffic and access
- Residential amenity
- Ecology

Design

- 2.2 A draft layout plan has not been provided. Any application should as a minimum provide policy compliant levels of public open space and private amenity space. Public open space should be useable, even where there is a dual drainage function.
- 2.3 Properties should have suitable separation with passive overlooking of amenity spaces.
- 2.4 It will be necessary to ensure that the turning areas are deep enough to accommodate refuse collection vehicles. Residents should not have to pull wheelie bins more than 20m to a communal wheelie bin collection area.
- 2.5 Window specifications should meet relevant standards for internal noise given the proximity of the A464.
- 2.6 There should be an appropriate mix of housing types with particular emphasis on intermediate homes (2-3 bedroom), to meet identified local community needs. Policy compliant levels of affordable housing should be appropriately distributed within the development.
- 2.7 Properties should contain sufficient variety in layout, orientation and surface treatments to provide interesting streetscapes, with architectural detailing and cues taken from the local vernacular. The general design commitments made in the supporting documentation are supported.

Traffic and access

- 2.8 SC Highways have objected to the proposed access (see appendix 2).
- 2.9 Properties should have at least 2 parking spaces, preferably arranged in parallel rather than one behind the other. Consideration should be given to provision of some overspill parking adjoining POS areas.
- 2.10 The Council does not currently have a planning policy specifically requiring new properties to be fitted with electric vehicle charging points. However, this is in accordance with Core Strategy Policy CS6 and SAMDev Policy MD2 and the principles of the Council's adopted sustainability checklist. Hence, such provision will be strongly supported.

Ecology and trees

- 2.12 The Council's ecologist has advised that any application should be accompanied by a phase 1 ecological survey (see appendix 2) and should include a biodiversity net gain assessment. The proposals should be designed to maximise retention of existing vegetation. New planting in POS areas should be native species of local provenance wherever practicable. Any future application should be informed and accompanied by a tree report and arboricultural impact assessment and should include a tree protection plan with particular emphasis on the north-eastern site boundary (Revell's Rough).

Drainage

- 2.13 Any application should provide details of surface drainage proposals. Full details, calculations and layout of the proposed surface water drainage system would need to be submitted. SUDS techniques should also be employed to manage drainage as near to the source as possible.

3. CONCLUSION

- 3.1 The site falls outside of an area where open market housing is supported by current and emerging housing policy and the proposals would represent inappropriate development within the Green Belt, requiring a very special circumstance justification. It is not considered at present that such a justification could be demonstrated given the significant departure from local and national policies of housing and Green Belt protection.

The further detailed comments of planning consultees are provided in appendix 2.

Please note this letter gives you informal planning advice only about the proposal based on the submitted information. Any application will be determined taking into account the details contained in the application, the policy of the Development Plan, Government planning policy, the outcome of any consultation with statutory consultees, any representations that are received, and any other material consideration.

I hope the above information is of assistance but please don't hesitate to contact me if you require any further clarification.

Yours sincerely,



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APPENDIX 1

APPLICATION VALIDATION REQUIREMENTS

Any planning application should include the following information:

NATIONAL APPLICATION VALIDATION REQUIREMENTS:

- Completed and dated full application form;
- Completed and dated ownership certificate;
- Completed and dated Article 12 (Agricultural Holdings);
- 1:2500 and/or 1:1250 scale location plan with the boundaries of the application site outlined in red and any adjoining land within the same ownership outlined in blue;
- 1:500 scale 'block' plan indicating the layout of the scheme;
- 1:50 Scale floor plans as proposed;
- 1:50 Scale elevations drawings as proposed;
- 1:100 Comprehensive sections through the site to indicate levels;
- A Design & Access Statement;
- Application fee, for further details please follow the link below:
<http://www.planningportal.gov.uk/PpApplications/genpub/en/StandaloneFeeCalculator>

LOCAL APPLICATION VALIDATION REQUIREMENTS FOR THIS SCHEME:

- A comprehensive schedule of materials to be used;
- Heritage Assessment;
- A plan indicating the SUDs applicability zone area that the site is classified under according to Shropshire Councils Surface Water Management: Interim Guidance for Developers; further information available at:
<http://www.shropshire.gov.uk/environmentmaintenance.nsf/open/B86508E244CD0B78802579D1004A829D>
- Completed Appendix C of the Shropshire Councils Surface Water Management: Interim Guidance for Developers; further information available at:
<http://www.shropshire.gov.uk/environmentmaintenance.nsf/open/B86508E244CD0B78802579D1004A829D>
- Details of the proposed surface water drainage system for the site should be provided;
- The proposed method of foul drainage disposal should be identified;
- Ecological Assessment of the site.

I cannot confirm that the above lists are exhaustive; it may be that an issue arises during the planning process that needs addressing. However, given the planning history and the consultations undertaken with the Council's internal sections this list should significantly minimise the risk of any surprises.

APPENDIX 2

CONSULTEE COMMENTS

SC Planning Policy

The starting point for decision making is the adopted local plan, which currently consists of the Core Strategy (2011), Site Allocations and Management of Development Plan (SAMDev Plan) and any adopted formal Neighbourhood Plans. The adopted local plan should be read and applied as a whole.

Albrighton is identified as a Key Centre within the adopted Local Plan (Core Strategy Policies CS1 and CS3, and SAMDev Plan Policy MD1) and as such is considered to be a suitable location for sustainable development within the adopted Local Plan. Settlement policy S1 of the SAMDev Plan provides the strategy for achieving the sustainable development of Albrighton. With regard to residential development, it states *“Albrighton will provide for local needs, delivering around 250 dwellings over the Plan period. Local needs will predominantly be met on two allocated sites, with small-scale windfall development within the development boundary making up the balance.”* It also specifies that *“All development proposals should have regard to the ‘Albrighton Plan’ (the non-statutory Albrighton Neighbourhood Plan Light, adopted by Shropshire Council in 2013).”*

The site subject to this pre-application enquiry is located to the south of Albrighton outside of the development boundary within the countryside and is part of Shropshire’s Green Belt land.

Core Strategy Policy CS5 (Countryside and Green Belt) alongside SAMDev Policy MD6 (Green Belt) expects development to be strictly controlled in the rural area in accordance with the national planning policies protecting the countryside and Green Belt.

Part 13 of the NPPF relates to Protecting Green Belt Land, of particular relevance for the determination of planning applications are paragraphs 147 – 149. The NPPF confirms all new development in the Green Belt is inappropriate development, and thus harmful bar a handful of exceptions which are set out under paragraph 149 of the NPPF as:

(a) buildings for agriculture and forestry;

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

(e) limited infilling in villages;

(f) limited affordable housing for local community needs under policies set out in the development

plan (including policies for rural exception sites); and

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or*
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Paragraph 149, NPPF

The proposed scheme for the development of the land to the south of Albrighton with 600 residential units, a community centre, secondary school and ancillary uses does not fall within the list of exceptions and thus would be considered to be inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances.

'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. (paragraph 148, NPPF)

The Five-Year Housing Land Supply and Housing Delivery Test

Shropshire Council annually prepares Five Year Housing Land Supply Statements to summarise the Shropshire five-year land supply and Shropshire housing delivery test position.

The current published Five-Year Housing Land Supply Statement has a base date of 31st March 2022. This assessment concludes that:

- Shropshire currently has 5.64 years supply of deliverable housing land against the housing requirement identified within the adopted Core Strategy (2011) and 7.20 years supply of deliverable housing land against the local housing need, calculated using Governments standard methodology.
- Housing delivery in Shropshire over the last 3 years has exceeded the housing needed for this period as calculated within the national housing delivery test (158% delivery) and as calculated locally against the housing requirement identified within the adopted Core Strategy (2011) (107% delivery).

As such, there is a five-year supply of housing land across Shropshire and the national housing delivery test has been met. Therefore, the relevant adopted plan policies remain up to date.

With regard to settlement guidelines for Albrighton, the published Five Year Housing Land Supply Statement (March 2022) identifies that as at 31st March 2022, for Albrighton 144 dwellings have been completed (since 2006/07) and a further 102 sites are with planning permission and 83 dwellings are allocations without planning permission since the 31st March 2022. Given the number of completions and commitments identified there is considered to be a sufficient supply of housing for Albrighton, with the adopted residential

guideline for Albrighton being achievable within the plan period and as such there is no need to consider alternative sites outside of the development boundary.

Local Plan Review

Shropshire Council is at a relatively advanced stage of a Local Plan Review. The draft Shropshire Local Plan was submitted for examination in September 2021 and Stage 1 Hearing Sessions which focused on legal and strategic issues (including strategic policies) were concluded in January. The Planning Inspectors has subsequently issued their Interim Findings from the Stage 1 Hearing Sessions, which concluded that the Council has complied with the Duty to Cooperate. The Planning Inspectors have identified a few areas of the draft Shropshire Local Plan which they consider will require the Council to undertake further work before progression to Stage 2 hearing sessions which would deal with site allocation and development management policy issues as well as examining settlement strategy.

Paragraph 48 of the NPPF stipulates the factors which effect the amount of weight that can be applied to relevant policies in emerging plans. Reflecting these considerations, it is considered that given the relatively advanced stage of the Local Plan Review, some limited weight can be applied to relevant draft policies in the draft Shropshire Local Plan, as a material consideration in the decision-making process on Planning Applications. However, it is also considered that this limited weight is significantly reduced where there are any relevant unresolved objections. Ultimately, the draft Shropshire Local Plan will only carry full weight upon its adoption.

Local Plan Review Policy Considerations

Albrighton is proposed to remain a key centre, as identified through Draft policy SP2: Strategic Approach. The draft settlement policy S1.1 sets out the level of development for Albrighton during the plan period proposing to deliver around 500 dwellings and around 5 hectares of employment development. The draft settlement policy seeks to deliver the new residential development through the saved SAMDev site allocations and proposed site allocations (ALB017 & ALB021). This would be complimented by appropriate small scale windfall residential development within the Albrighton development boundary shown on the policies map. The site subject to this preapplication remains outside the development boundary within the countryside and part of the Green Belt.

Draft policy SP10: Managing development within the countryside, is reflective of the policy within the current adopted plan, seeking to focus development in rural areas within the identified community hubs and community clusters. New affordable housing provision for evidenced local needs and appropriate rural employment opportunities, subject to the further controls over development that apply to the Green Belt.

Draft policy SP11: Green Belt and safeguarding land, is consistent with national policy on Green Belt, assuming that inappropriate development is harmful to the Green Belt. The draft policy identifies circumstances when development maybe acceptable and not in conflict with National Policy and where appropriate providing additional clarification in the Shropshire context. The level and type of development proposed under this preapp does not fall within any of the types of development which maybe acceptable and would continue to represent inappropriate development, harmful to the Green Belt.

A small proportion of the land (6.98ha) immediately to the south of Cross Road (in between new house lane and Patshull Road) is proposed to be one of the three portions of land around Albrighton to be 'taken out' of the Green Belt and identified as safeguarded land. This land is identified in draft policy S1, Schedule S1.1(ii) and identified on the policies map. Safeguarded land is not allocated for development at the present time, rather it has been specifically identified in order to meet any sustainable development needs for Albrighton which may exist beyond the draft Local Plan period. Within the Green Belt and safeguarded land, draft policy SP10 relating to managing development within the countryside applies.

Conclusions

Paragraph 47 of the National Planning Policy Framework (NPPF) states that '*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.*' The Core Strategy and SAMDev (alongside any adopted formal Neighbourhood Plans) currently make up the adopted local plan in Shropshire. The draft Shropshire Local Plan does need to be taken into consideration, albeit the proposed allocation of this site has only 'limited weight' as discussed above.

The site subject to this preapplication enquiry is outside the established development boundary for Albrighton and for policy purposes located within the countryside. Furthermore the site lies within the Green Belt. Adopted local plan policies (including Core Strategy policy CS5 and SAMDev policy MD6) and the NPPF set out criteria which limits new development including residential development within the countryside and the Green Belt. The emerging draft local plan proposes to retain Albrighton as a Key centre and the land subject to this enquiry is proposed to remain Green Belt. Draft Local Plan policies SP10 and SP11 reflect adopted plan policies (CS5 and MD6) and the NPPF relating to the Green Belt. A small portion of the land subject to this enquiry is proposed to be safeguarded land, however this is for future development to meet Albrighton which may exist beyond the draft Local Plan period.

The level and type of development proposed is considered to represent inappropriate development, harmful to the Green Belt and contrary to national planning, adopted local plan policies and emerging local plan policy.

SC Archaeology

Background

The proposed development lies within an area known to contain a background of known archaeological sites and find-spots of prehistoric to post-medieval date. The proposed site lies close to several designated heritage assets including two Grade II listed buildings, Lea Hall (NHLE no. 1274036) and the adjacent barn (NHLE no. 12474090), which lie immediately adjacent. Further to the south is the Boningale Conservation Area which contains the Grade II* St Chads Church (NHLE no. 1053675) and a further 10 Grade II listed buildings and structures including three dating to the 16th 17th centuries. The churchyard cross is also designated as a scheduled monument (NHLE no. 1015888). To the north lies the medieval market town of Albrighton, whose historic core is also designated as a Conservation Area containing further listed buildings. Further isolated listed buildings, principally associated with farm complexes, also lie within the wider area. Non-designated built heritage assets also lie close to the proposed development site. The proposed site therefore has some archaeological and historical interest.

RECOMMENDATION: Given the above, and in relation to Paragraphs 194-195 of the NPPF and Policy MD13 of the SAMDev component of the Shropshire Local Plan, it is advised that any application for the proposed development should be accompanied by an archaeological desk-based assessment (ADBA). The assessment should include all heritage assets that may be directly affected by the development and address any issues of setting and visual impact on heritage assets that may arise. The Assessment should conform to Historic England's guidance on Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017) and Statements of Heritage Significance, Historic England Advice Note 12 (2019) and the Chartered Institute for Archaeologists Standard and Guidance for Archaeological Desk-based Assessment (2014, updated 2020).

We would further recommend that an archaeological field evaluation in the form of a geophysical survey, followed by targeted trial trenching should be carried out across the proposed development site, and the results submitted with any planning application. The aim of this field evaluation would be to locate and assess the extent, survival and significance of any archaeological remains within the proposed development site. This in turn would enable an informed planning decision to be made regarding the archaeological implications of the proposed development and any appropriate archaeological action or mitigation. The field evaluation should conform to the Chartered Institute for Archaeologists Standard and Guidance for archaeological field evaluation (2014, updated 2020)

SC Conservation

This pre application enquiry relates to the proposed mixed-use development, comprising circa 600 no. residential units, community centre, land for secondary school and ancillary uses at this site off Patshull Road, Albrighton. The site lies close to a number of designated heritage assets including the Grade II listed Lea Hall and barn and the Boningale Conservation Area which contains the Grade II* St Chads Church along with a number of other designated and non designated heritage assets. The Albrighton and Donington and Albrighton conservation areas lie to the north.

It is therefore considered that any forthcoming application could impact upon the setting of heritage assets and should be informed and accompanied by a Heritage Impact Assessment in line with paragraph 194 of the NPPF and in accordance with Historic England's guidance on Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017) and Statements of Heritage Significance, Historic England Advice Note 12 (2019).

SC Ecology

The planning application submission should include the following:

Biodiversity Net Gain

A planning application on this site should also be accompanied by information demonstrating biodiversity losses and gains, utilising the statutory biodiversity metric and with accompanying documentation in line with BS 8683:2021 Process for designing and implementing Biodiversity Net Gain and good practice guidance, i.e. Biodiversity Net Gain Good Practice Principles for development (CIEEM, 2016). The development must demonstrate at least a 10% net gain in biodiversity.

Ecological Impact Assessment

A planning application on this site must be accompanied by an Ecological Impact Assessment of the land in and surrounding the proposed development and a discussion of any potential impacts resulting from the development. An Ecological Impact Assessment should consist of:

- A habitat survey, preferably utilising the UK Habitats Classification System, a habitat map and an assessment of the suitability of the site to support protected/priority species.
- A desk study of historical species records and local, regional or national wildlife designated sites.
- Supplementary detailed surveys (phase 2 habitat surveys, protected or priority species or geological features as appropriate to the site).
- Evaluation of the importance of biodiversity or geological features present at a local, regional, national, international level.
- Analysis of the direct and indirect impacts of the development (during construction, working area, additional infrastructure and post construction).
- Proposed avoidance, mitigation or compensation measures, including method statements where appropriate.
- Legal implications such as the need for European Protected Species Mitigation Licences or other licences (e.g. badgers).
- Proposed biodiversity or geodiversity enhancement measures in order to ensure a net gain for biodiversity as a result of the development.

The Ecological Impact Assessment should be carried out by a suitably qualified and experienced ecologist with the relevant protected species licenses. The Ecological Impact Assessment should be submitted to the Local Planning Authority prior to a planning decision being made.

Great crested newts

Any ponds within 500m of a major planning application (over 10 houses, or more than 0.5 hectare, or for non-residential development more than 1000m² floor area or more than 1 hectare) should be assessed in terms of their broad suitability to support great crested newts by carrying out a Habitat Suitability Index (HSI) assessment. If any pond is calculated as being suitable then it may be necessary to carry out a presence/absence survey for great crested newts which is made up of 4 survey visits between mid-March and mid-June with at least 2 visits between mid-April and mid-May. Three survey methods (preferably torch survey, bottle trapping and egg searching) should be used on each survey visit. If great crested newts are discovered then it may be necessary to carry out a population size class estimate which involves an additional 2 visits in the specified time period.

A recent alternative means of determining presence/absence is to take a water sample for eDNA testing between mid-April and mid-June. If great crested newt presence is confirmed then a population estimate by conventional survey (6 visits in the correct time period) will still be required.

The ecologist should make recommendations as to whether a European Protected Species Licence with respect to great crested newts would be necessary and the need for a mitigation scheme and/or precautionary method statement. In some instances, if impacts are sufficiently low, use of a Low Impact Class Licence may be possible. This is implemented through a consultant ecologist who is registered with Natural England.

The great crested newt survey should be carried out by an experienced, licensed ecologist in line with the Great Crested Newt Mitigation Guidelines by Natural England (2001) and should be submitted with any necessary mitigation scheme and method statement to the Local Planning Authority in support of the planning application.

The applicant may wish to join Shropshire's District Level Licensing scheme. For information of joining the scheme, please see <https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes/developers-how-to-join-the-district-level-licensing-scheme-for-gcns>.

Bats

This application site meets the trigger point for requiring a bat survey since it involves This application site meets the trigger point for requiring a bat survey since it may involve development close to, or felling or lopping of, mature trees, removal of hedgerows and demolition of buildings The bat survey should be carried out as follows:

A Preliminary Roost Assessment including a thorough internal and external inspection of the buildings and an assessment of the potential for bat roosts to be present. Recommendations should be made regarding the need for additional surveys and/or precautionary methods of working. During the Preliminary Roost Assessment the ecologist should also record any evidence of nesting wild birds.

Trees should be assessed in line with the Bat Conservation Trust's Good Practice Guidelines (3rd edition, 2016) by a licensed bat ecologist and, if deemed necessary, activity surveys should be undertaken. Transect surveys should be carried out in line with the Good Practice Guidelines, particularly focussing effort on any hedgerows to be lost.

A Presence/Absence Survey should be carried out in all cases where the Preliminary Roost Assessment finds evidence of bats, potential for bats or where a complete and thorough inspection cannot be carried out. The presence/absence survey will involve dusk emergence and/or pre-dawn re-entry surveys to aid identification of the species of bats present and estimation of the numbers of individuals. The presence/absence survey should follow the guidance on survey effort and frequency in the Good Practice Guidelines and will usually comprise 2/3 emergence and/or pre-dawn re-entry surveys* between May and September (optimum period May to August). The Presence/Absence Survey will allow the surveyor to consider the need for mitigation, enhancements and compensation, to assess the likelihood of an offence being committed and to make a decision as to the need for a European Protected Species Mitigation Licence from Natural England.

*Note – 2 surveys carried out within the same 24 hour period constitute 1 survey.

A Roost Characterisation Survey should be carried out in cases where an offence is considered likely to occur, where mitigation is required and where a European Protected Species Mitigation Licence from Natural England will be required. The Roost Characterisation Survey is intended to establish number of bats in the colony, access points used, temperature and humidity regime in the roost, aspect and orientation of the roost, size and perching points, lighting and a surrounding habitat assessment.

For any planning application triggering the need for a bat survey, the following documents should be submitted to allow determination of the application:

1. A Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details)
3. A lighting plan showing location and specification for any proposed lights on the site. The lighting plan should reflect the Bat Conservation Trust Bats and Lighting in the U.K. guidance.

All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with the Natural England Bat Mitigation Guidelines.

Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey clarifying how the sub-optimal survey is ecologically valid.

Badgers

This site and its surroundings look suitable to support badgers. An inspection of all suitable habitat to a distance of at least 30m from the site boundaries should be carried out. Where badgers are confirmed to be present, a mitigation strategy and precautionary method statement should be provided in support of the planning application.

Finding an ecological consultant

A list of ecological consultants who work in Shropshire is available on request. This list is by no means exhaustive and contains information on other ways of finding a consultant. Shropshire Council cannot recommend any consultant or guarantee their work. You should always check that the ecologist you select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist may not be considered adequate by the Local Planning Authority. It is always wise to seek several quotes since prices can vary. I am happy to be contacted by the appointed ecologist to discuss the application prior to survey work being carried out if that is helpful.

It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision (Government Circular 06/2005).

For more information about ecological survey requirements, please refer to Shropshire Council's Guidance Note 1: When is an Ecological Assessment required? <https://shropshire.gov.uk/media/1871/guidance-note-1-when-is-an-ecological-assessment-requiredapril-2014.pdf>

Please note: This pre-application advice does not constitute a formal decision of Shropshire Council in respect of any future planning application(s). No guarantee of a particular decision or even recommendation can be given as any application will contain additional information and will have to undergo a process of consultation which may raise new issues. Please contact me, or one of the other Ecology team members, if you have any queries on the above.

Sophie Milburn, Planning Ecologist, sophie.milburn@shropshire.gov.uk Tel.: 01743 254765

SC Drainage

The proposed development site is not fluvial flood zones but is shown to be at risk of pluvial and groundwater flooding. The ground may be suitable for soakaway, although percolation tests in accordance with BRE 365 must be carried out.

In order to develop the surface and foul water designs to satisfy the LLFAs requirements, reference should be made to Shropshire Councils SuDS Handbook which can be found on the website at <https://shropshire.gov.uk/drainage-and-flooding/development-responsibility-and-maintenance/sustainable-drainage-systems-handbook/>

The Appendix A1 - Surface Water Drainage Proforma for Major Developments must also be completed and submitted with the application.

The following SUDS subject areas should be addresses for the planning application:

1. Flood Risk Assessment:

Development proposals are greater than 1 hectare therefore a Flood Risk Assessment (FRA) must be carried out where the applicant should complete the FRA using Shropshire Councils Strategic Flood Risk Assessment (SFRA)

documents for guidance. The SFRAs are available on the Shropshire Council website. The criteria for a FRA are set out in National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework. Reference should also be made to the Environment Agency West Area (Midlands) Flood Risk Assessment Guidance notes.

A FRA should include, as a minimum:

- Assessment of the Fluvial flooding (from watercourses)
- Surface water flooding (from overland flows originating from both inside and outside the development site)
- Groundwater flooding
- Flooding from artificial drainage systems (from a public sewerage system, for example)
- Flooding due to infrastructure failure (from a blocked culvert, for example)
- Carry out an Exception Test to demonstrate that the development is set out to ensure flood risk to people and property will be minimised.

2. Risk of Surface Water Flooding:

On the Pluvial Flood Map, parts of the site are at risk of surface water flooding. The applicant should provide details on how the surface water runoff will be managed and to ensure that the finished floor level is set above any known flood level and must not be lower than the floor level of the existing building.

3. Soakaways:

The use of soakaways should be investigated in the first instance for surface water disposal. Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365 to cater for a 1% AEP storm event plus an allowance of 40% for climate change. Flood water should not be affecting other buildings or infrastructure. Full details, calculations and location of the percolation tests and the proposed soakaways should be submitted for approval. If soakaways are not feasible, drainage calculations to limit the discharge rate from the site equivalent to a greenfield

runoff rate should be submitted for approval. The attenuation drainage system should be designed so that storm events of up to 1% AEP storm event + 40% for climate change will not cause flooding of any property either within the proposed development or any other in the vicinity.

4. A number of watercourses are present within the development site. A 3m wide easement from the top of each watercourse bank, is required for maintenance purposes. The capacity of downstream culverts must be assessed and surface water flows within existing catchments must be retained. Confirmation of the proposed maintenance regime for the watercourses including details of who will take riparian responsibility must be submitted as part of the planning application.

5. Urban Creep:

The appropriate allowance for urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below must be applied to the impermeable area within the property curtilage:

Residential Dwellings per hectare Change allowance % of impermeable area

Less than 25 ==10

30 ==8

35 ==6

45 ==4

More than 50==2

Flats & apartments ==0

6. Exceedance Flow:

Where gullies will be the only means of removing surface water from the highway, footpaths and paved areas falling towards the carriageway, spacing calculations will be based on a storm intensity of 50mm/hr with flow width of 0.75m, and be in accordance with DMRB CD526 Spacing of Road Gullies. Gully spacing calculations must also be checked in vulnerable areas of the development for 1% AEP plus climate change 15 minute storm events. Storm water flows must be managed or attenuated on site, ensuring that terminal gullies remain 95% efficient with an increased flow width. The provision of a finished road level contoured plan showing the proposed management of any exceedance flows should be provided.

Vulnerable areas of the development are classed by Shropshire Council as areas where exceedance flows are likely to result in the flooding of property or contribute to flooding outside of the development site. For example, vulnerable areas may occur where a sag curve in the carriageway vertical alignment coincides with lower property threshold levels or where ground within the development slopes beyond the development boundary. Shropshire Councils Local Standard D of the SUDS Handbook requires that exceedance flows for events up to and including the 1% AEP plus CC should not result in the surface water flooding of more vulnerable areas (as defined above) within the development site or contribute to surface water flooding of any area outside of the development site. Exceedance flow path should be provided.

7. Driveways

If non permeable surfacing is used on the driveways and parking areas and the driveways slope towards the highway, the applicant should submit for approval a drainage system to intercept water prior to flowing on to the public highway.

8. Foul Drainage:

Due to the size of the development, a main connection is anticipated. Details of the S104 adoption / S106 connection agreement with the local water authority should be submitted for approval.

SC Trees

The area encompassed by the site includes at its northern end two trees subject to a TPO – both oak trees located on the opposite side of Newhouse Lane to Albrighton Primary School. Elsewhere, there are a number of established trees and hedgerows within and on the edges of the site. These should be maintained where practicable and can be utilised to provide new green infrastructure for recreation and habitat. Trees are a material consideration in the planning process and sufficient information must be provided in support of an application to enable the local authority to assess the impacts of a proposed development upon trees and hedges within and adjacent the site and, conversely, the effect any such retained trees and hedges might have upon the development.

In order to properly assess the existing tree cover and the constraints and opportunities that the trees pose, it will be necessary for a competent arborist to undertake a tree survey in accordance with British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction'. The survey should include trees and hedgerows within and adjacent the site and accurately describe and plot them and assess their suitability for retention in light of the proposed development. Consideration should be made of their height and branch spread (both current and ultimate, so as to take account of future growth), foliage type and density (with respect to shade and potential overbearing presence for future occupants) and likely root system pattern and spread (Root Protection Areas that may be a constraint to development).

Tree related constraints and opportunities should be used to inform site layout and design. Once that has been decided, the arboricultural implications of the proposed development should be assessed through an Arboricultural Impact Assessment, taking account of those trees and hedges to be retained, those to be removed, and any to be planted as part of a landscaping scheme.

A Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) will also be required in support of a future planning application at this site. The TPP is to be based upon a scaled layout plan and show the canopy spread and root protection area of trees and hedges to be retained and also identify those to be removed. It should also specify any facilitation pruning works to be carried out and show the location of and specification for, the physical measures to be taken to protect retained trees and hedges and their roots during implementation of any approved development. Ideally all new construction (including installation of utilities and drainage infrastructure) will be located outside the root protection area (RPA) of nearby trees. Special design and construction methods may be required, subject to the advice of a competent arborist, where development is proposed within the RPA. The AMS should describe how any structures to be built or works to be carried out within the RPA of any retained tree or hedge will be designed and constructed so as to avoid causing them damage or harm.

A quality tree and hedge planting scheme, prepared in accordance with BS8545: 2014 'Trees: from nursery to independence in the landscape' will also be required to enhance the development in its own right, or, for example, as proposed mitigation or compensation towards any justified tree or hedge loss caused by the development. A long term sustainable habitat management plan and a viable funding mechanism for maintenance of areas of communal open space should also be provided, including the newly planted and any retained trees and hedges on the site.

With regard to local planning policy, any important trees on and adjacent the site may be considered as natural assets for the purposes of SAMDev Policy MD12 the Natural Environment. This policy encourages development that appropriately conserves, enhances, connects, restores or recreates natural assets. Development that will have a significant adverse effect upon a natural asset will only be permitted if it can be clearly demonstrated that there is a): no satisfactory alternative means of avoiding such impacts through re-design or relocation on an alternative site; and b): the social or economic benefits of the proposal outweigh the harm to the asset.

In all cases, a hierarchy of avoidance then mitigation then compensation measures will be sought. Any future application should demonstrate that on-site mitigation or compensation measures are not feasible, before off-site measures will be considered (such as tree planting, for example, towards compensation for unavoidable tree loss). Applicants may, where appropriate, make a contribution via a section 106 agreement to funds to support the conservation and enhancement of natural assets, including the planting of trees, woodland and hedgerows. This approach is supported by SAMDev Policy MD2 (Sustainable Design) which states at paragraph 3.8 that to respond effectively to local character and distinctiveness, development should not have a detrimental impact on existing amenity value but respond appropriately to the context in which it is set. As such, new development should respect the existing pattern of development, both visually and in relation to the function of spaces, retain and enhance important views and landmarks and respond appropriately to local environmental and historic assets, in accordance with MD12 and MD13.

Section 3.12 of MD2 goes on to state that ...Sufficient space should also be provided to safeguard existing vegetation where possible. Where the layout, density or design of development results in the loss of existing vegetation, suitable mitigation measures should be put in place on site, in the first instance, or through off site compensation measures where this is not possible, in accordance with the principles in Policy MD12 Natural Environment.

In addition to the above SAMDev Policies, Shropshire Council Core Policies CS6 (Sustainable Development) and CS17 (Environmental Networks) are also directly relevant. It should be noted that current government planning guidance, the NPPF 2021 and the governments' 25 Year Environment Plan all espouse the principle of development providing a demonstrable net gain for biodiversity. The Tree Team advises that this be taken into account in the design and layout of the development and associated measures to enhance the site's landscape and wildlife value.

SC Highways

It is understood the pre-application is for the proposed erection of mixed-Use development, comprising circa 600, residential units, community centre, land for secondary school and ancillary uses at the proposed residential development, Patshull Road, Albrighton, Shropshire. A Pre-Application Highways Technical Note has been submitted by DLP planning Ltd. The report outlines provision of residential units, a 60-unit care facility, a secondary school and a neighbourhood centre likely including a drive-to supermarket. All proposals will require further detailing to provide highways and transportation acceptance. There are four roads that are of particular importance for outlining the existing context of the site.

- A464 Holyhead Road (to the south of the site)
- Cross Road (to the west and north of the site)
- Patshull Road (extending through the centre of the site)
- Newhouse Lane (extending through the site at its eastern edge)

Regarding the analysis of the Feasibility study, pre application drawing number Drawing Number SH5034-2PD-001 and SK03-A. Shropshire Council (SC) highways authority are not supportive of the proposals. The surrounding highway network is rural, the site is remote and reliant on private transportation. The submitted application is limited in terms of assessing the adequacy of the approach roads leading to the site, in particular Patshull and Cross Lanes, which is typically of single width and has a poor level of forward visibility available at their junctions with the Holyhead Road to the south.

The principle of the development is Not Acceptable from a highways and transport perspective, therefore based on the information submitted it is considered that Shropshire Council as Highway Authority are unable to support this application and offer the following reasons.

It is considered that the approach roads leading to the site are unsuitable in terms of width and alignment to cater for the likely traffic and type of vehicles generated by the proposed use. Consequently, it is considered that the increased movement of the associated vehicles to and from the sites would be likely to result in conditions detrimental to highway safety. The lack of feasible options for the proposals including highway linking, highway access, junction re alignment proposals and the details of access and layout not being consummate with the Shropshire Manual for Adoptable Roads and Transport (SMART) 2021.

SC Waste Management

It is vital new homes have adequate storage space to contain wastes for a fortnightly collection (including separate storage space for compostable and source segregated recyclable material). An option for residents to have wheelie bins for recycling has been added to the service in 2022, therefore space for three wheelie bins per property could be required.

Also crucial is that they have regard for the large vehicles utilised for collecting waste and that the highway specification is suitable to facilitate the safe and efficient collection of waste. Any access roads, bridges or ramps need to be capable of supporting our larger vehicles which have a gross weight (i.e. vehicle plus load) of 32 tonnes and minimum single axle loading of 11 tonnes.

I would recommend that the developer look at the guidance that waste management have produced, which gives examples of best practice. This can be viewed here:

<https://www.shropshire.gov.uk/media/25994/shropshire-refuse-and-recycling-planning-guidance2022.pdf>

I would prefer to see a vehicle tracking of the vehicle manoeuvring the road to ensure that that the vehicle can access and turn on the estate. Details of the vehicle size and turning circles are in the document linked above.

Particular concern is given to any plots which are on private drives that the vehicles would not access. Bin collection points would need to be identified and residents advised when they move in/purchase. Residents would also need to be made aware that they would be collection points only and not storage points where bins are left permanently.

SC Leisure Services

Having read through the attached information i can see there is the mention of providing new outdoor sports facilities and new recreation facilities. The provision of new facilities should be cross referenced against our Playing Pitch and Outdoor Sports Strategy (PPOSS). This strategy looks at the supply and demand for, Football, Cricket, Rugby, Hockey, Netball, Tennis and Bowls. A development of this size is going to put pressures on the existing clubs and facilities in the local area. If new facilities aren't built then a financial contribution should be made via CIL or S106. Any new facilities should be constructed by a specialist sports contractor.

If you submit a full planning application further consultation will be needed with Shropshire Council Leisure Services, Sport England and the respective National Governing Bodies of Sport. Key recommendations for Albrighton as per the PPOSS Assist Albrighton FC in alleviating overplay at Loak Road Assist clubs in securing tenure where required for example Albrighton FC and Albrighton Primary School.

Assist in Albrighton FC / Albrighton BC ambitions to improve ancillary provision.

Explore the feasibility of creating dedicated community access for community clubs at RAF Cosford School of Physical Training.

More detailed information can be found in the PPOSS:

<https://www.shropshire.gov.uk/shropshire-leisure-time/project-development/playing-pitch-and-outdoor-sports-strategy-ppos>

SC Affordable Homes

No additional comments to make to those provided by planning policy.

APPENDIX 3 – RELEVANT POLICIES

RELEVANT CORE STRATEGY POLICIES:

CS3 The Market Towns and other key centres

The market towns and other key centres will maintain and enhance their roles in providing facilities and services to their rural hinterlands, and providing foci for economic development and regeneration. Balanced housing and employment development, of an appropriate scale and design that respects each town's distinctive character and is supported by improvements in infrastructure, will take place within the towns' development boundaries and on sites allocated for development.

North West Shropshire Oswestry will provide a focus for major development. To accommodate growth, land allocations will include a comprehensively planned, integrated and sustainable urban extension to the south east of Oswestry, on land between Shrewsbury Road, Middleton Road and the A5/A483 Oswestry bypass, as illustrated on the Key Diagram. This strategic location will accommodate a mix of new housing (750+ dwellings), employment land (4-6 hectare Business Park), a local centre, a network of open space and green infrastructure, and a new link Road between Shrewsbury Road and Middleton Road, together with sustainable transport improvements. Ellesmere will have development to support local business development, recognising its high quality landscape particularly the environmental and historic assets of the meres and the canal.

North East Shropshire Market Drayton will have substantial development that balances business development with housing development and enhances the town's infrastructure and facilities and its role as a centre for food production. Whitchurch will have substantial development, recognising its accessible location on the highway and rail network, maintaining and enhancing its vibrant town centre and balancing business and housing development. Wem will have development to strengthen its economic role and support and enhance its important community assets and to maintain its role as a sustainable place.

Central Shropshire Minsterley and Pontesbury as a combined key centre will accommodate development to enhance their linked roles providing employment and services in the local area, whilst retaining their distinctive and separate identities.

Southern Shropshire Ludlow will provide a focus for development, whilst respecting its historic character. Craven Arms will have development as a local growth point in the A49 corridor, growing its role in providing services and employment opportunities for the local area. Church Stretton, Bishops Castle and Cleobury Mortimer will have development that balances environmental constraints with meeting local needs.

Eastern Shropshire Bridgnorth will provide a focus for development within the constraints of its location on the edge of the Green Belt and on the River Severn. Shifnal and Albrighton will have development to meet local needs, respecting their location in the Green Belt. No changes will be made to Green Belt boundaries. Some of the development to meet the needs of returning military personnel will be accommodated in Shifnal and Albrighton, if required.

Broseley and Highley will have development that balances environmental constraints with meeting local needs. Much Wenlock will have limited development that reflects its important service and employment centre role whilst retaining its historic character.

Cross-boundary proposals Shropshire will work with adjoining local authorities where settlements adjoining Shropshire require cross-boundary opportunities to meet their needs for sustainable development, including, but not limited to, sites around Burford in relation to the growth of Tenbury Wells, sites in Shropshire in relation to growth in adjoining Knighton and the Ironbridge power station site in relation to proposals for Ironbridge and Telford.

CS5 Countryside and Green Belt

In the open countryside, new development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt from inappropriate development. Subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:

- Small-scale new economic development diversifying the rural economy, including farm diversification schemes;
- dwellings to house agricultural, forestry or other essential countryside workers and other affordable housing or accommodation to meet a local need in accordance with national planning policies and Policies CS11 and CS12;

With regard to the above two types of development, applicants will be required to demonstrate the need and benefit for the development proposed. Development will be expected to take place primarily in recognisable named settlements or be linked to other existing development and business activity.

- agricultural/horticultural/forestry/mineral related development, although proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts;
- the retention and appropriate expansion of an existing established business, unless relocation to a suitable site within a settlement would be more appropriate;
- the conversion or replacement of suitably located buildings for small scale economic development / employment generating use;
- sustainable rural tourism and countryside recreation proposals in accordance with Policies CS16 and CS17;
- required community uses and infrastructure which cannot be accommodated within settlements;
- conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside.

Proposals for conversions will be considered with regard to the principles of PPS7, giving equal priority to the following uses:

- small scale economic development/employment generating use, including live-work proposals and tourism uses;
- affordable housing to meet local need (including agricultural workers dwellings);
- other uses appropriate to a countryside location.

Open market residential conversions will only be considered where high standards of sustainability are achieved and, except where the buildings are listed, a financial contribution for the provision of affordable housing to be delivered off site is provided in accordance with Policy CS11. In all cases, development proposals should be consistent with the requirements of Policies CS6 and CS17.

CS6: Sustainable Design and Development Principles

To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by: Requiring all development proposals, including changes to existing buildings, to achieve criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD; Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced; And ensuring that all development: Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11 Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate; Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities. Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination; Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water; Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8. Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.

CS8: Facilities, services and infrastructure provision

The development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by: Protecting and enhancing existing facilities, services and amenities that contribute to the quality of life of residents and visitors; Preserving and improving access to facilities and services wherever possible, including access to information and communication technologies (ICT), throughout Shropshire; Facilitating the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new developments or existing community need, in locations that are appropriate and accessible; Positively encouraging infrastructure, where this has no significant impact on recognised environmental assets, that mitigates and adapts to

climate change, including decentralised, low carbon and renewable energy generation, and working closely with network providers to ensure provision of necessary energy distribution networks.

CS11: Type and affordability of housing

To meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities, an integrated and balanced approach will be taken with regard to existing and new housing, including type, size, tenure and affordability. This will be achieved by: Seeking housing developments which help to balance the size, type and tenure of the local housing stock. Seeking to achieve an overall target of 33% local needs affordable housing from all sources for the first five years of the plan period, comprised of 20% social-rented and 13% intermediate affordable housing. Subsequent targets will be set through the Housing Strategy for Shropshire. Individual schemes will encompass a mix of tenures including social-rented and intermediate housing, determined by the Council using the most recent information on housing needs at the local level. Ensuring that all housing developments are designed to be capable of adaptation to accommodate lifestyle changes, including the needs of the elderly and people with disabilities, and to achieve the Lifetime Homes standard. Supporting the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities, in appropriate locations and where there is an identified need. Ensuring that all new open market housing development makes appropriate contributions to the provision of local needs affordable housing having regard to the current prevailing target rate, set using the Shropshire Viability Index. For all sites of 5 dwellings and above, the provision of affordable housing will be expected to be on site. Requiring residential conversion schemes in the countryside, where permitted under Policy CS5, except listed buildings, to contribute to the provision of local needs affordable housing. This will be on the basis of an additional 15% above the contribution set for new open market housing, of the cost of construction of equivalent affordable dwelling floorspace. Permitting exception schemes for local needs affordable housing on suitable sites in and adjoining Shrewsbury, Market Towns and Other Key Centres, Community Hubs, Community Clusters and recognisable named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure.

CS13: Economic Development, Enterprise and Employment

Shropshire Council, working with its partners, will plan positively to develop and diversify the Shropshire economy, supporting enterprise, and seeking to deliver sustainable economic growth and prosperous communities. In doing so, particular emphasis will be placed on: Promoting Shropshire as a business investment location and a place for a range of business types to start up, invest and grow, recognising the economic benefits of Shropshire's environment and quality of life as unique selling points which need to be valued, conserved and enhanced Raising the profile of Shrewsbury, developing its role as the county town, growth point and the main business, service and visitor centre for the Shropshire sub-region, in accordance with Policy CS2 Supporting the revitalisation of Shropshire's market towns, developing their role as key service centres, providing employment and a range of facilities and services accessible to their rural hinterlands, in accordance with Policy CS3 Supporting the development and growth of Shropshire's key business sectors and clusters, in particular: environmental technologies; creative and cultural industries; tourism; and the land based sector, particularly food and drink production and processing Planning and managing a responsive and flexible supply of employment land and premises comprising a range and choice of sites in appropriate locations to meet the needs of business, with investment in infrastructure to aid their development or to help revitalise them Supporting initiatives and development related to the provision of higher/further education facilities which offer improved education and training opportunities to help raise skills levels of residents and meet the needs of employers Supporting the development of sustainable transport and ICT/broadband infrastructure, to improve accessibility/connectivity to employment, education and training opportunities, key facilities and services Encouraging home based enterprise, the development of business hubs, live-work schemes and appropriate use of residential properties for home working. In rural areas, recognising the continued importance of farming for food production and supporting rural enterprise and diversification of the economy, in particular areas of economic activity associated with agricultural and farm diversification, forestry, green tourism and leisure, food and drink processing, and promotion of local food and supply chains. Development proposals must accord with Policy CS5.

CS17: Environmental Networks

Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development: Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors. Further guidance will be provided in SPDs concerning the natural and built environment; Contributes to local distinctiveness, having regard to the quality of

Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge Does not have a significant adverse impact on Shropshire's environmental assets and does not create barriers or sever links between dependant sites; Secures financial contributions, in accordance with Policy CS8, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated.

CS18: Sustainable Water Management

Developments will integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within Shropshire, including groundwater resources, and provide opportunities to enhance biodiversity, health and recreation, by ensuring that: planning applications and allocations in the Site Allocations and Management of Development DPD, are in accordance with the tests contained in PPS25, and have regard to the SFRAs for Shropshire; new development is designed to be safe, taking into account the lifetime of the development, and the need to adapt to climate change. Proposals should have regard to the design guidance provided in the SFRAs for Shropshire; all development within local surface water drainage areas, as identified by the Water Cycle Study, and any major development proposals, demonstrate that surface water will be managed in a sustainable and coordinated way. Proposals should be supported by either a Surface Water Management Statement or Plan, depending on the scale of the development; all developments, including changes to existing buildings, include appropriate sustainable drainage systems (SUDS) to manage surface water. All developments should aim to achieve a reduction in the existing runoff rate, but must not result in an increase in runoff; new development improves drainage by opening up existing culverts where appropriate; proposals within areas of infrastructure capacity constraint, as identified by the Water Cycle Study and the Implementation Plan, and any major development, demonstrates that there is adequate waste water infrastructure in place to serve the development; new development enhances and protects water quality, including Shropshire's groundwater resources; new development, including changes to existing buildings, incorporate water efficiency measures, in accordance with the sustainability checklist in Policy CS6, to protect water resources and reduce pressure on wastewater treatment infrastructure; Further guidance on designing safe developments, surface water management and water efficiency will be provided in a Water Management SPD.

RELEVANT SAMDEV POLICIES:

MD2 – Sustainable Design

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

1. *Respond positively to local design aspirations* wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.
2. Contribute to and respect locally distinctive or valued character and existing amenity value by:
 - i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
 - ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
 - iii. *Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and*
 - iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.
3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style;
4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the *Local Flood Risk Management Strategy*.

5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including;
 - i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;
 - ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play *recreation, formal or informal uses and recreation uses including semi-natural open space. Where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point;*
 - iii. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.
6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design;
7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.

MD3 – Delivery of Housing Development

In addition to supporting the development of the allocated housing sites set out in Settlement Policies S1-S18, planning permission will also be granted for other sustainable housing development having regard to the policies of the Local Plan, particularly Policies CS2, CS3, CS4, CS5, MD1 and MD7a.

1. Residential proposals should:
 - i. meets the design requirements of relevant Local Plan policies; and
 - ii. on sites of five or more dwellings, includes a mix and type of housing that has regard to local evidence and community consultation.
- Settlement housing guideline:
2. The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions *providing more dwellings than* the guideline, decisions will have regard to:
 - i. *The increase in number of dwellings relative to the guideline;* and
 - ii. *The likelihood of delivery of the outstanding permissions;* and
 - iii. *Evidence of community support;* and
 - iv. *The benefits arising from the development;* and
 - v. *The presumption in favour of sustainable development.*
4. Where a settlement housing guideline appears unlikely to be met by the end of the plan period, additional sites beyond the development boundary that accord with the settlement policy may be acceptable subject to the criteria in paragraph 3 above.

MD7a – Managing Housing Development in the Countryside

1. Further to Core Strategy Policy CS5 and CS11, new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. Suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs, other relevant policy requirements and , in the case of market residential conversions, a scheme provides an appropriate mechanism for the re-use and retention of buildings which are heritage assets. In order to protect the long term affordability of affordable exception dwellings, they will be subject to size restrictions and the removal of permitted development rights, as well as other appropriate conditions or legal restrictions;
2. Dwellings to house essential rural workers will be permitted if:-

- a. there are no other existing suitable and available affordable dwellings or other buildings which could meet the need, including any recently sold or otherwise removed from the ownership of the rural enterprise; and,
 - b. in the case of a primary dwelling to serve an enterprise without existing permanent residential accommodation, relevant financial and functional tests are met and it is demonstrated that the business is viable in the long term and that the cost of the dwelling can be funded by the business. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, a financial contribution to the provision of affordable housing will be required, calculated in accordance with the current prevailing target rate and related to the floorspace of the dwelling; or,
 - c. in the case of an additional dwelling to provide further accommodation for a worker who is required to be present at the business for the majority of the time, a functional need is demonstrated and the dwelling is treated as affordable housing, including size restrictions. If a new dwelling is permitted and subsequently no longer required as an essential rural workers' dwelling, it will be made available as an affordable dwelling, unless it can be demonstrated that it would not be suitable. Where unsuitability is demonstrated, a financial contribution to the provision of affordable housing, equivalent to 50% of the difference in the value between the affordable and market dwelling will be required. Such dwellings will be subject to occupancy conditions. Any existing dwellings associated with the rural enterprise may also be subject to occupancy restrictions, where appropriate. For primary and additional rural workers' dwellings permitted prior to the adoption of the Core Strategy in March 2011, where occupancy restrictions are agreed to be removed, an affordable housing contribution will be required in accordance with Policy CS11 at the current prevailing target rate and related to the floorspace of the dwelling.
4. In addition to the general criteria above, replacement dwelling houses will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. Replacement dwellings should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. Where the original dwelling had been previously extended or a larger replacement is approved, permitted development rights will normally be removed;
 5. The use of existing holiday let properties as permanently occupied residential dwellings will only be supported if:
 - a. the buildings are of permanent construction and have acceptable residential amenity standards for full time occupation; and,
 - b. the dwellings are restricted as affordable housing for local people; or,
 - c. the use will preserve heritage assets that meet the criteria in Policy CS5 in relation to conversions and an affordable housing contribution is made in line with the requirements set out in Core Strategy Policy CS11 .

MD8 – Infrastructure Provision

Existing Infrastructure

1. Development should only take place where there is sufficient existing infrastructure capacity or where the development includes measures to address a specific capacity shortfall which it has created or which is identified in the LDF Implementation Plan or Place Plans. Where a critical infrastructure shortfall is identified, appropriate phasing will be considered in order to make development acceptable;
2. Development will be expected to demonstrate that existing operational infrastructure will be safeguarded so that its continued operation and potential expansion would not be undermined by the encroachment of incompatible uses on adjacent land.....

MD10b – Town and Rural Centre Impact Assessments

1. To ensure development does not cause significant adverse impacts on the vitality and vibrancy of Shropshire's town and rural centres, applicants will be required to prepare Impact Assessments for new retail, leisure and office proposals where they:
 - i. Are located outside a defined town centre, or are more than 300 meters from a locally recognised high street or village centre; and
 - ii. Are not in accordance with the area's settlement strategy; and
 - iii. Have a gross floorspace above the following thresholds:
 - a) Shrewsbury – 500sqm;
 - b) Principal Centres (identified in CS15) – 300 sqm;

- c) District Centres (identified in CS15) and other rural centres – 200 sqm.
2. The Council will not permit proposals which have a significant adverse impact on town centres, or where it is considered the scope of the Impact Assessment is insufficient.

MD12: The Natural Environment

In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the conservation, enhancement and restoration of Shropshire's natural assets will be achieved by:

1. Ensuring that the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively, on any of the following:
 - i. the special qualities of the Shropshire Hills AONB;
 - ii. locally designated biodiversity and geological sites;
 - iii. priority species;
 - iv. priority habitats
 - v. important woodlands, trees and hedges;
 - vi. ecological networks
 - vii. geological assets;
 - viii. visual amenity;
 - ix. landscape character and local distinctiveness.

In these circumstances a hierarchy of mitigation then compensation measures will be sought.
2. Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being indoor condition.
3. Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity interests at a landscape scale, including across administrative boundaries.

MD13: The Historic Environment

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be conserved, sympathetically enhanced and restored by:

1. Ensuring that proposals which are likely to either directly or indirectly affect the significance of a heritage asset, including its setting, are accompanied by a Heritage Assessment.
2. Ensuring that the social or economic benefits of a development can be demonstrated to clearly outweigh any adverse effects on the significance of a heritage asset, or its setting, taking into account the degree of harm, the importance of the asset and any potential beneficial use of the asset. Where such proposals are permitted, measures to offset and record the loss of significance to the heritage asset and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
3. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

S1: Albrighton Area

S1.1: Albrighton Town Development Strategy

1. Albrighton will provide for local needs, delivering around 250 dwellings over the Plan period. Local needs will predominantly be met on two allocated sites, with small-scale windfall development within the development boundary making up the balance.
2. Land is allocated for housing development as set out in Schedule S1a below and identified on the Policies Map.
3. Land to the east of site ALB002 is safeguarded for the village's long-term development needs. Only development which would not prejudice the potential future use of this land to meet Albrighton's longer term development needs will be acceptable on the safeguarded land during the plan period.
4. Retail development will be directed to the village centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Area on the High Street is protected for retail uses in accordance with Policies CS15 and MD10a.
5. All development proposals should have regard to the Albrighton Plan.

EMERGING POLICY OF THE DRAFT SHROPSHIRE LOCAL PLAN

List of relevant policies:

3. Strategic Policies

- SP1. The Shropshire Test
- SP2. Strategic Approach
- SP3. Climate Change
- SP4. Sustainable Development
- SP5. High-Quality Design
- SP6. Health and Wellbeing
- SP7. Managing Housing Development
- SP11. Green Belt and Safeguarded Land
- SP14. Strategic Corridors

4. Development Management Policies

Residential

- DP1. Residential Mix
 - DP2. Self-Build and Custom-Build Housing
 - DP3. Affordable Housing Provision
 - DP9. Managing and Supporting Town Centres
 - DP10. Tourism, Culture and Leisure
- ##### Climate Change
- DP11. Minimising Carbon Emissions

Natural and Historic Environment

- DP12. The Natural Environment
- DP14. Green Infrastructure
- DP15. Open Space and Recreation
- DP16. Landscaping of New Development
- DP17. Landscape and Visual Amenity
- DP18. Pollution and Public Amenity
- DP19. Water Resources and Water Quality
- DP20. Water Efficiency
- DP21. Flood Risk
- DP22. Sustainable Drainage Systems
- DP23. Conserving and Enhancing the Historic Environment

Transport and Infrastructure

- DP25. Infrastructure Provision
- DP26. Strategic, Renewable and Low Carbon Infrastructure
- DP27. Broadband and Mobile Communications Infrastructure
- DP28. Communications and Transport

5. Settlement Policies

S1. Albrighton Place Plan Area

S1.1. Development Strategy: Albrighton Key Centre

1. Albrighton will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, delivering around 500 dwellings and around 5 hectares of employment development. New housing and employment development will respond to local needs.

2. Albrighton is inset within the Green Belt. Development proposals in the Green Belt or on safeguarded land must be in accordance with National and Local policies on Green Belt, which specify the development types and the circumstances when development may be acceptable. They must also comply with all other relevant policies of this Local Plan.
3. New residential development will primarily be delivered through the saved SAMDev residential allocations and a comprehensive development of the Local Plan residential site allocation. These allocations will be complemented by appropriate small-scale windfall residential development within the Albrighton development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan; and appropriate exception development, where it is consistent with relevant National and Local policies, including Policy SP11 (Green Belt).
4. New employment development will primarily be delivered at the nearby RAF Cosford Strategic Site. This will be complemented by any appropriate small-scale windfall employment development within the Albrighton development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan.
5. New retail development will be directed towards the village centre, in line with Policy DP9, where it will benefit from and contribute to the historic character of the village and the overall sustainability of the village and its services.
6. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedule S1.1(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.
7. Development proposals will be expected to positively respond to policies and guidelines identified within the Albrighton Plan, other relevant community-led plans and any relevant masterplans that are agreed by Shropshire Council to support the delivery of allocated sites.
8. To provide long-term locations for growth, three areas of land beyond the Albrighton development boundary that are not part of the Green Belt are safeguarded for Albrighton's future development needs beyond the current Local Plan period. This land is set out in Schedule S1.1(ii) and identified on the Policies Map. Safeguarded land is not allocated for development at the present time, rather it has been safeguarded for Albrighton's future development needs beyond the current Local Plan period.

APPENDIX 4

ALBRIGHTON ENVIRONMENTAL DESIGNATIONS PLAN

